



9a Cambage Street, Yarralumla

A Rare Yarralumla Gem - Character, Comfort & Lifestyle!

An exceptional opportunity awaits to secure a charming, character-filled single-level home in one of Canberra's most tightly held and prestigious suburbs. Set in the heart of beautiful Yarralumla, this delightful residence offers warmth, versatility and an inviting sense of home from the moment you arrive.

Inside, the layout is both practical and welcoming, featuring three generously sized bedrooms, including a master retreat with its own private en-suite, while the large main bathroom comfortably services the rest of the home - ideal for families or guests. The updated kitchen sits at the heart of the home, flowing seamlessly into the dining and main living area, creating a relaxed space perfect for everyday living. A second living zone adds further flexibility, ideal as a children's playroom, a quiet reading lounge or a peaceful work-from-home retreat.

Outdoors, the home continues to impress. The front of the property offers an automatic roller carport, a large driveway, and a clever side pocket perfect for storing bikes or enjoying a casual hit of racquetball. From the lounge room, step out to a private courtyard-style BBQ and sitting area, an idyllic spot to entertain friends or enjoy long afternoons

3 2 1

FOR SALE
\$1,299,000+

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



with family. At the rear, a large private backyard oasis provides the perfect space for kids and pets to play, complemented by established gardens and two garden sheds for added convenience.

Truly unique and irresistibly cute, this home is filled with character and charm - a rare find in such a blue-chip location.

The Yarralumla Lifestyle:

Renowned for its leafy streets, architectural prestige and village-like atmosphere, Yarralumla is one of Canberra's most sought-after suburbs. Enjoy easy access to Lake Burley Griffin, scenic walking and cycling paths, beautiful parklands and some of the city's best outdoor recreation. The local Yarralumla Shops offer boutique cafés, restaurants and everyday conveniences, while the CBD, Parliamentary Triangle, elite schools and major employment hubs are all just minutes away.

If you've been waiting for the chance to break into Yarralumla without compromise, this charming home represents outstanding value and an opportunity not to be missed.

Living area + carport = 152.7m²

Rates: \$7,196.69 pa approx

EER: 1

Features:

- Location
- Single level
- 4 x Split system heating/cooling
- Three bedrooms
- Two living areas
- Large side courtyard
- 2 Garden sheds
- Security with AFP cars going frequently through the streets due to embassy
- Sunlight drenched

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MORE DETAILS

Property ID	2GYQF9Q
Property Type	House
Land Area	440 m ²
EER	1
Including	Air Conditioning Built-in-Robes

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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